

[BLANK SPACE ABOVE THIS LINE IS FOR THE SOLE USE OF THE CLERK OF SUPERIOR COURT]

THIS DOCUMENT MAY BE RECORDED ONLY BY PERSONNEL OF THE FULTON COUNTY LAND DIVISION

Return Recorded Document to:
Fulton County Land Division
141 Pryor Street, S.W. – Suite 8021
Atlanta, Georgia 30303

Project Name : Enclave at Parkway Village
Tax Parcel Identification No.: 09F300001180628
Land Disturbance Permit No.: 20S-027WR
Zoning/Special Use Permit No.: _____
(if applicable)

For Fulton County Use Only

Approval Date: _____
Initials: _____

**SEWER EASEMENT
(Corporate Form)**

STATE OF GEORGIA,
COUNTY OF FULTON

This indenture entered into this 10th day of August, 2022, between Pulte Home Company, LLC, a corporation duly organized under the laws of the State of Michigan party of the first part (hereinafter referred to as Grantor), and **FULTON COUNTY**, a Political Subdivision of the State of Georgia, party of the second part.

WITNESSETH, that for and in consideration of \$1.00 cash in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged and in consideration of the benefit which will accrue to the undersigned from the construction of a sewer line through subject property, and in consideration of the benefits which will accrue to the subject property from the construction of a sewer line through the subject property, said Grantor has granted, bargained, sold and conveyed and by these presents does grant, bargain, sell and convey to the party of the second part and to successors and assigns the right, title, and privilege of an easement on subject property located in land lot(s) 118 of the 9th District, F Section (*if applicable*) of Fulton County, Georgia, and more particularly described as follows:

To wit:

Enclave at Parkway Village
[See Exhibit "A" attached hereto and made a part hereof]

This right and easement herein granted being to occupy such portion of my property as would be sufficient for the construction, access, maintenance and upgrade of a sewer line through my property according to the location and size of said sewer line as shown on the map and profile now on file in the office of the Public Works Department of Fulton County, and which size and location may be modified from time to time including in the future after the date of this document to accommodate said sewer line within the aforesaid boundaries of the above-described easement.

For the same consideration, Grantor(s) hereby convey and relinquish to FULTON COUNTY a right of access over Grantor's remaining lands as necessary for FULTON COUNTY to perform maintenance and repairs on said sewer line on both a routine and emergency basis.

Grantor hereby warrants that it has the right to sell and convey said sewer easement and right of access and binds itself, its successors and assigns forever to warrant and defend the right and title to the above described sewer line easement unto the said FULTON COUNTY, its successors and assigns against the claims of all persons whomever by virtue of these presents.

Said Grantor hereby waives for itself, its successors and assigns all rights to any further compensation or claim to damages on account of the construction, access, upgrade or maintenance of said sewer line for the use of the property as herein agreed.

IN WITNESS HEREOF said party of the first part has hereunto affixed its hand and seal on the day and year first above written.

Signed, sealed and delivered this 10th
day of August, 20 22
in the presence of:

Heej Chpe
Witness

GRANTOR: Pulte Home Company LLC
CORPORATE NAME

By: *JG*
Print Name: Jason Gartett

Title: VP Land Development

By: _____

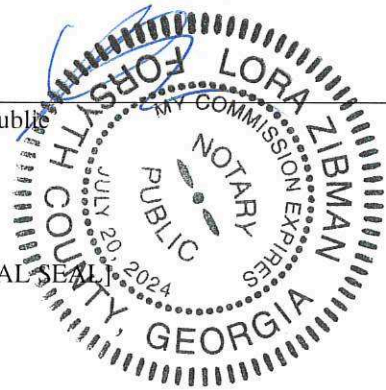
Print Name: _____

Title: _____

[CORPORATE SEAL]

Notary Public

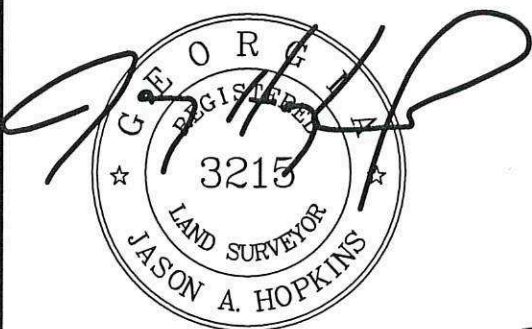
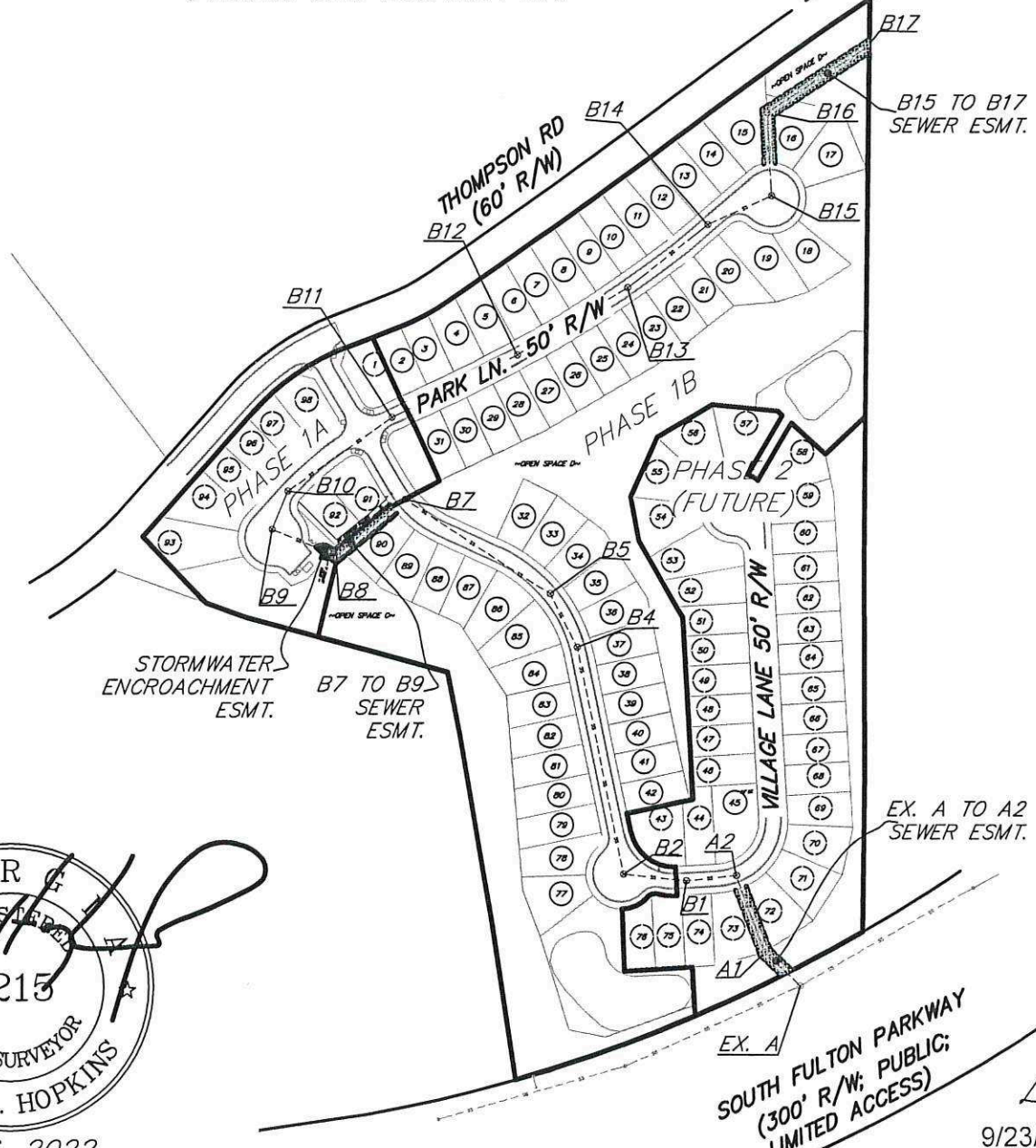
[NOTARIAL SEAL]





SCALE IN FEET

SEWER EASEMENT & STORM ENCROACHMENT AGREEMENT
OVERALL SITE LOCATION MAP



9-16-2022

LF

9/23/2022

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|---|---|--|

OVERALL SITE ESMT. EXHIBIT FOR:

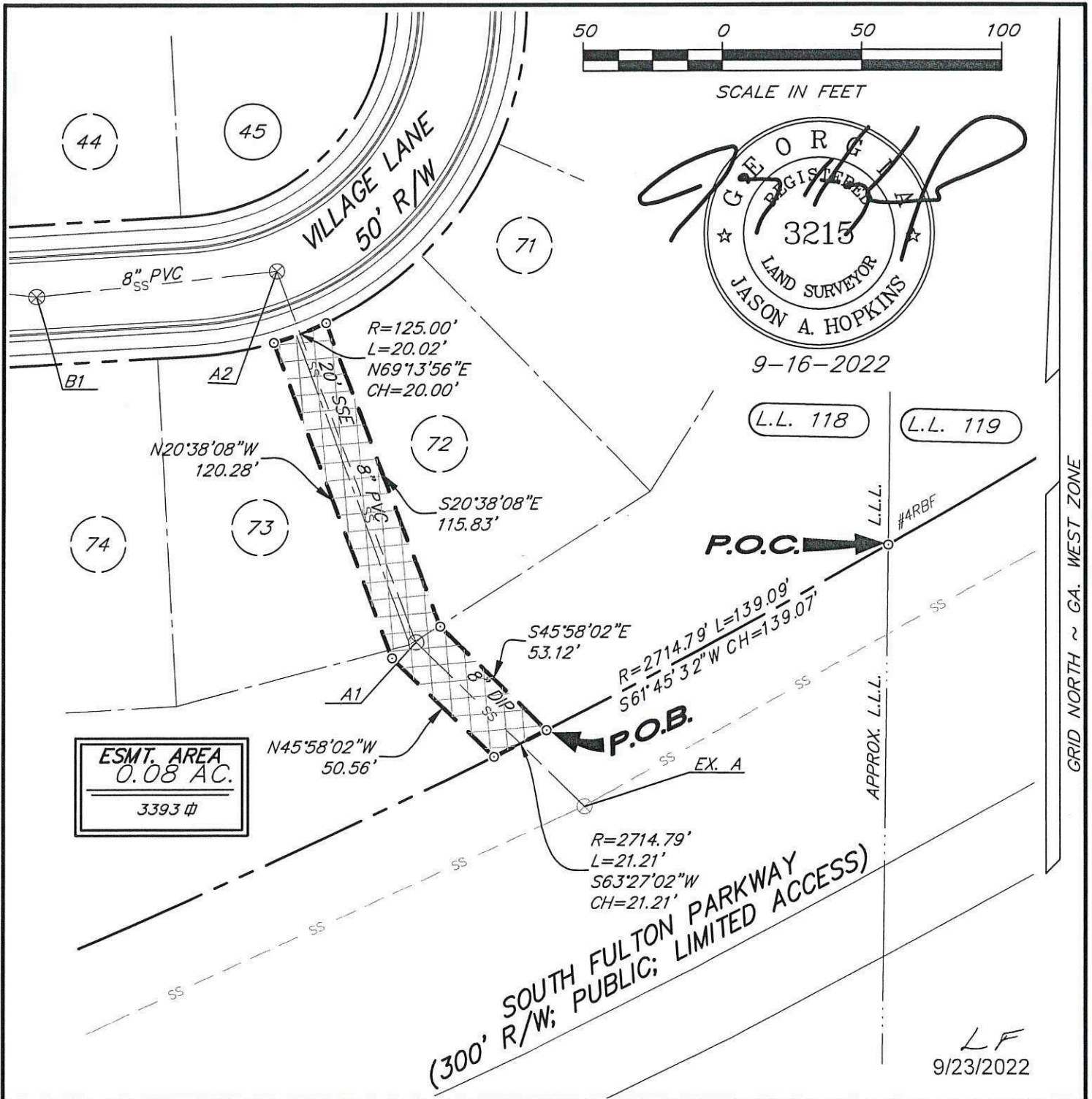
ENCLAVE AT PARKWAY VILLAGE

OVERALL SITE ESMT. LOCATION EXHIBIT

LOCATED IN L.L. 118
9th DISTRICT, SECTION F
UNION CITY,
FULTON COUNTY, GA.

PG 3 OF 3

| | |
|------------------------|----------------|
| FIELD DATE: 05/05/2022 | DRAWN BY: JIC |
| OFFICE DATE: 9-16-2022 | CHECKED BY: SJ |
| SCALE: 1"=300' | FILE: P:\Pulte |



9-16-2022

L.L. 118

L.L. 119

ESMT. AREA
0.08 AC.
3393 #

SOUTH FULTON PARKWAY
(300' R/W; PUBLIC; LIMITED ACCESS)

LF
9/23/2022

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| SCALE: 1"=50' | FILE: P:\Pulte |

SEWER ESMT. EXHIBIT FOR:
ENCLAVE AT PARKWAY VILLAGE
PHASE 1B- MH EX. A TO MH A2
LOCATED IN L.L. 118
9th DISTRICT, SECTION F
UNION CITY,
FULTON COUNTY, GA.

PG 1 OF

**ENCLAVE AT PARKWAY VILLAGE PHASE 1B
SEWER EASEMENT DESCRIPTION FOR MH EX. A TO MH A2**

ALL THAT EASEMENT LYING AND BEING IN LAND LOT 118 OF THE 9th DISTRICT, SECTION F, UNION CITY, FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOW:

COMMENCING AT A #4 REBAR FOUND AT THE INTERSECTION OF THE EASTERN LINE OF LAND LOT 118 OF SAID DISTRICT AND SECTION WITH THE NORTHERLY RIGHT OF WAY OF SOUTH FULTON PARKWAY (300' R/W);

THENCE PROCEEDING ALONG SAID NORTHERLY RIGHT OF WAY WITH A CURVE TO THE RIGHT AN ARC DISTANCE OF 139.09 FEET, SAID ARC HAVING A RADIUS OF 2714.79 FEET AND BEING SUBTENDED BY A CHORD BEARING OF SOUTH 61 DEGREES 45 MINUTES 32 SECONDS WEST WITH A CHORD DISTANCE OF 139.07 FEET TO A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING.

THENCE CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY WITH A CURVE TO THE RIGHT AN ARC DISTANCE OF 21.21 FEET, SAID ARC HAVING A RADIUS OF 2714.79 FEET AND BEING SUBTENDED BY A CHORD BEARING OF SOUTH 63 DEGREES 27 MINUTES 02 SECONDS WEST WITH A CHORD DISTANCE OF 21.21 FEET TO A POINT;

THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY NORTH 45 DEGREES 58 MINUTES 02 SECONDS WEST A DISTANCE OF 50.56 FEET TO A POINT;

THENCE NORTH 20 DEGREES 38 MINUTES 08 SECONDS WEST A DISTANCE OF 120.28 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF VILLAGE LANE (50' R/W);

THENCE ALONG SAID SOUTHERLY RIGHT OF WAY WITH A CURVE TO THE LEFT AN ARC DISTANCE OF 20.02 FEET, SAID ARC HAVING A RADIUS OF 125.00 FEET AND BEING SUBTENDED BY A CHORD BEARING OF NORTH 69 DEGREES 13 MINUTES 56 SECONDS EAST WITH A CHORD DISTANCE OF 20.00 FEET TO A POINT;

THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY SOUTH 20 DEGREES 38 MINUTES 08 SECONDS EAST A DISTANCE OF 115.83 FEET TO A POINT;

THENCE SOUTH 45 DEGREES 58 MINUTES 02 SECONDS EAST A DISTANCE OF 53.12 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF SOUTH FULTON PARKWAY (300' R/W), SAID POINT BEING THE TRUE POINT OF BEGINNING.

SAID 20 FOOT SANITARY SEWER EASEMENT HAVING AN AREA OF 0.08 ACRES (3,393 Sq. Ft.) MORE OR LESS.



9-16-2022

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9/23/2022

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SEWER ESMT. DESCRIPTION FOR:

ENCLAVE AT PARKWAY VILLAGE

PHASE 1B- MHEX. A TO MH A2

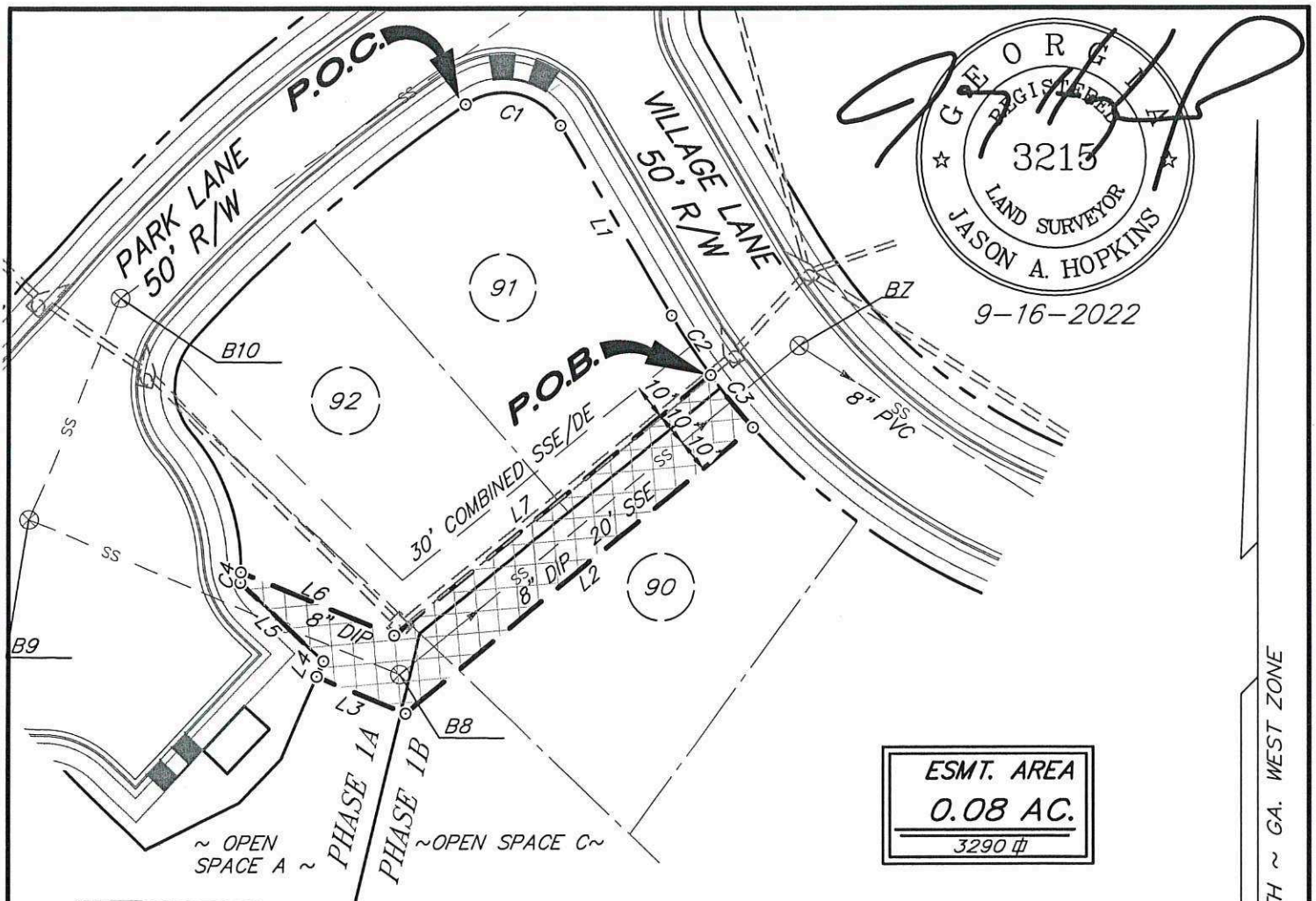
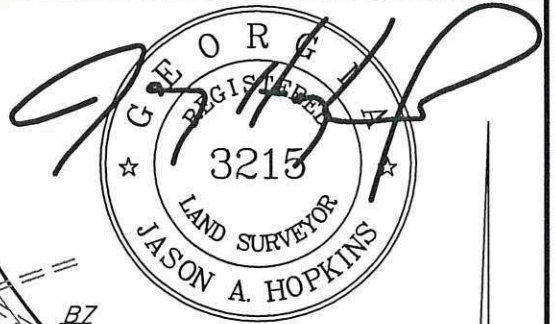
LOCATED IN L.L. 118
9th DISTRICT, SECTION F
UNION CITY,
FULTON COUNTY, GA.

PG 2 OF

FIELD DATE: 05/05/2022 DRAWN BY: JIC

OFFICE DATE: 9-16-2022 CHECKED BY: SJ

SCALE: 1"=50' FILE: P:\Pulte



ESMT. AREA
0.08 AC.
3290 Φ

| LINE TABLE | | |
|------------|-------------|---------|
| LINE # | BEARING | CHORD |
| L1 | S30°34'50"E | 65.68' |
| L2 | S50°47'07"W | 134.01' |
| L3 | N67°22'33"W | 28.43' |
| L4 | N23°05'07"E | 4.99' |
| L5 | N46°27'54"W | 33.76' |
| L6 | S67°22'33"E | 49.01' |
| L7 | N50°47'07"E | 122.00' |

| CURVE TABLE | | | | |
|-------------|---------|--------|--------|-------------|
| CURVE # | RADIUS | ARC | CHORD | BEARING |
| C1 | 20.00' | 32.81' | 29.25' | S77°34'13"E |
| C2 | 205.00' | 21.22' | 21.21' | S33°32'44"E |
| C3 | 205.00' | 20.01' | 20.00' | S39°18'23"E |
| C4 | 61.00' | 3.14' | 3.14' | N2°55'24"E |

LF
9/23/2022



GRID NORTH ~ GA. WEST ZONE

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SEWER ESMT. EXHIBIT FOR:
ENCLAVE AT PARKWAY VILLAGE
PHASE 1A & 1B - MH B7 TO MH B9
LOCATED IN L.L. 118
9th DISTRICT, SECTION F
UNION CITY,
FULTON COUNTY, GA.

| | |
|------------------------|-----------------|
| FIELD DATE: 05/05/2022 | DRAWN BY: JIC |
| OFFICE DATE: 9-16-2022 | CHECKED BY: SJ |
| SCALE: 1"=50' | FILE: P: \Pulte |

**ENCLAVE AT PARKWAY VILLAGE PHASE 1A & 1B
SEWER EASEMENT DESCRIPTION FOR MH B7 TO MH B9**

ALL THAT EASEMENT LYING AND BEING IN LAND LOT 118 OF THE 9th DISTRICT, SECTION F, UNION CITY, FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOW:

COMMENCING AT THE SOUTHWESTERLY INTERSECTION OF THE SOUTHERLY RIGHT OF WAY OF PARK LAND (50' R/W) WITH THE WESTERLY RIGHT OF WAY OF VILLAGE LANE (50' R/W);

THENCE ALONG THE WESTERLY RIGHT OF WAY OF VILLAGE LANE (50' R/W) WITH A CURVE TO THE RIGHT AN ARC DISTANCE OF 32.81 FEET, SAID ARC HAVING A RADIUS OF 20.00 FEET AND BEING SUBTENDED BY A CHORD BEARING OF SOUTH 77 DEGREES 34 MINUTES 13 SECONDS EAST WITH A CHORD DISTANCE OF 29.25 FEET TO A POINT;

THENCE CONTINUING ALONG SAID WESTERLY RIGHT OF WAY SOUTH 30 DEGREES 34 MINUTES 50 SECONDS EAST A DISTANCE OF 65.68 FEET TO A POINT;

THENCE CONTINUING ALONG SAID WESTERLY RIGHT OF WAY CURVE TO THE LEFT AN ARC DISTANCE OF 21.22 FEET, SAID ARC HAVING A RADIUS OF 205.00 FEET AND BEING SUBTENDED BY A CHORD BEARING OF SOUTH 33 DEGREES 32 MINUTES 44 SECONDS EAST WITH A CHORD DISTANCE OF 21.21 FEET TO A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING.

THENCE CONTINUING ALONG SAID WESTERLY RIGHT OF WAY WITH A CURVE TO THE LEFT AN ARC DISTANCE OF 20.01 FEET, SAID ARC HAVING A RADIUS OF 205.00 FEET AND BEING SUBTENDED BY A CHORD BEARING OF SOUTH 39 DEGREES 18 MINUTES 23 SECONDS EAST WITH A CHORD DISTANCE OF 20.00 FEET TO A POINT;

THENCE DEPARTING SAID WESTERLY RIGHT OF WAY SOUTH 50 DEGREES 47 MINUTES 07 SECONDS WEST A DISTANCE OF 134.01 FEET TO A POINT;

THENCE NORTH 67 DEGREES 22 MINUTES 33 SECONDS WEST A DISTANCE OF 28.43 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY OF PARK LANE (50' R/W);

THENCE PROCEEDING ALONG SAID SOUTHEASTERLY RIGHT OF WAY NORTH 23 DEGREES 05 MINUTES 07 SECONDS EAST A DISTANCE OF 4.99 FEET TO A POINT;

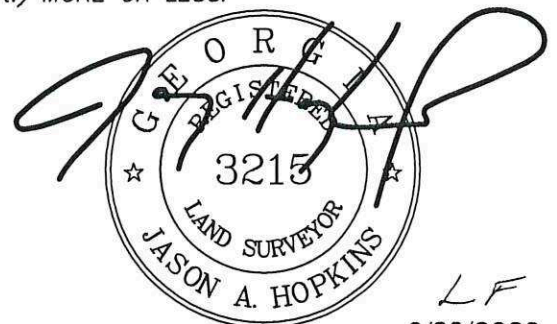
THENCE CONTINUING ALONG SAID SOUTHEASTERLY RIGHT OF WAY NORTH 46 DEGREES 27 MINUTES 54 SECONDS WEST A DISTANCE OF 33.76 FEET TO A POINT;

THENCE CONTINUING ALONG SAID SOUTHEASTERLY RIGHT OF WAY WITH A CURVE TO THE LEFT AN ARC DISTANCE OF 3.14 FEET, SAID ARC HAVING A RADIUS OF 61.00 FEET AND BEING SUBTENDED BY A CHORD BEARING OF NORTH 02 DEGREES 55 MINUTES 24 SECONDS EAST WITH A CHORD DISTANCE OF 3.14 FEET TO A POINT;

THENCE DEPARTING SAID SOUTHEASTERLY RIGHT OF WAY SOUTH 67 DEGREES 22 MINUTES 33 SECONDS EAST A DISTANCE OF 49.01 FEET TO A POINT;

THENCE NORTH 50 DEGREES 47 MINUTES 07 SECONDS EAST A DISTANCE OF 122.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF VILLAGE LANE (50' R/W) SAID POINT BEING THE TRUE POINT OF BEGINNING.

SAID 20 FOOT SANITARY SEWER EASEMENT BEING A PORTION OF A COMBINED 30 FOOT SANITARY SEWER AND DRAINAGE EASEMENT AND HAVING AN AREA OF 0.08 ACRES (3,290 Sq. Ft.) MORE OR LESS.


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 9-16-2022 9/23/2022

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SEWER ESMT. DESCRIPTION FOR:

ENCLAVE AT PARKWAY VILLAGE

PHASE 1A & 1B— MH B7 TO MH B9

LOCATED IN L.L. 118
9th DISTRICT, SECTION F
UNION CITY,
FULTON COUNTY, GA.

PG 2 OF

| | |
|------------------------|----------------|
| FIELD DATE: 05/05/2022 | DRAWN BY: JIC |
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| SCALE: 1"=50' | FILE: P:\Pulte |



9-16-2022

THOMPSON RD (60' R/W)

L.L. 118

P.O.B.

B17

N56°59'25"E
223.73'

8" P.V.G.

S56°59'25"W
198.99'

B16

C.O.

15

16

N2°35'17"W
93.77'

S2°35'17"E
82.45'

R=61.00'
L=20.09'
S87°46'57"W
CH=20.00'

8" DIP

17

B15

C.O.

PARK LANE
50' R/W

ESMT. AREA
0.14 AC.
5978 ϕ

LF
9/23/2022



SCALE IN FEET

P.O.C. L.L. 138

L.L. 119

#4RBF W/ CAP

S01°57'41"W
22.88'

L.L.L. 70.04'

L.L.L.

S00°36'29"W

N ~ F
THE CITY OF UNION CITY
D.B. 52244, PG. 314
50°36'29"W
24.02'

GRID NORTH ~ GA. WEST ZONE

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Lawrenceville, GA 30046 Marietta, GA 30064 Ste. 3 Canton, GA 30114
Phone: (770) 299-1005 Phone: (770) 424-7168 Phone: (770) 479-9698

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SEWER ESMT. EXHIBIT FOR:

ENCLAVE AT PARKWAY VILLAGE

PHASE 1B- MH B15 TO MH B17

LOCATED IN L.L. 118
9th DISTRICT, SECTION F
UNION CITY,
FULTON COUNTY, GA.

**ENCLAVE AT PARKWAY VILLAGE PHASE 1B
SEWER EASEMENT DESCRIPTION FOR MH B15 TO MH B17**

ALL THAT EASEMENT LYING AND BEING IN LAND LOT 118 OF THE 9th DISTRICT, SECTION F, UNION CITY, FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOW:

COMMENCING AT A 1" OPEN TOP PIPE FOUND AT THE NORTHWESTERN CORNER OF LAND LOT 119 OF SAID DISTRICT & SECTION;

THENCE PROCEEDING ALONG THE COMMON LINE BETWEEN LAND LOTS 118 AND 119 OF SAID DISTRICT AND SECTION SOUTH 01 DEGREES 57 MINUTES 41 SECONDS WEST A DISTANCE OF 22.88 FEET TO A #4 REBAR FOUND;

THENCE CONTINUING ALONG SAID LAND LOT LINE SOUTH 00 DEGREES 36 MINUTES 29 SECONDS WEST A DISTANCE OF 70.04 FEET TO A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING.

THENCE CONTINUING ALONG SAID LAND LOT LINE SOUTH 00 DEGREES 36 MINUTES 29 SECONDS WEST A DISTANCE OF 24.02 FEET TO A POINT;

THENCE DEPARTING SAID LAND LOT LINE SOUTH 56 DEGREES 59 MINUTES 25 SECONDS WEST A DISTANCE OF 198.99 FEET TO A POINT;

THENCE SOUTH 02 DEGREES 35 MINUTES 17 SECONDS EAST A DISTANCE OF 82.45 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF PARK LANE (50' R/W);

THENCE PROCEEDING ALONG SAID NORTHERLY RIGHT OF WAY WITH A CURVE TO THE LEFT AN ARC DISTANCE OF 20.09 FEET, SAID ARC HAVING A RADIUS OF 61.00 FEET AND BEING SUBTENDED BY A CHORD BEARING OF SOUTH 87 DEGREES 46 MINUTES 57 SECONDS WEST WITH A CHORD DISTANCE OF 20.00 FEET TO A POINT;

THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY NORTH 02 DEGREES 35 MINUTES 17 SECONDS WEST A DISTANCE OF 93.77 FEET TO A POINT;

THENCE NORTH 56 DEGREES 59 MINUTES 25 SECONDS EAST A DISTANCE OF 223.73 FEET TO A POINT ON THE COMMON LINE BETWEEN LAND LOTS 118 AND 119 OF SAID DISTRICT AND SECTION, SAID POINT BEING THE TRUE POINT OF BEGINNING.

SAID 20 FOOT SANITARY SEWER EASEMENT HAVING AN AREA OF 0.14 ACRES (5,978 Sq. Ft.) MORE OR LESS.



LF
9/23/2022

9-16-2022



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SEWER ESMT. DESCRIPTION FOR:

ENCLAVE AT PARKWAY VILLAGE

PHASE 1B- MH B15 TO MH B17

LOCATED IN L.L. 118
9th DISTRICT, SECTION F
UNION CITY,
FULTON COUNTY, GA.

PG 2 OF

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